

**FRUITLAND TOWNSHIP
PARKS AND RECREATION, PLANNING
COMMISSION and BOARD OF TRUSTEES
JOINT WORK SESSION
September 11, 2025**

PRESENT: Paul Josephson, Nelson Huldin, Lori Lundell, Brian Butler, Chris Campeau, John Warner, Christopher VanOosterhout, Sondra Cross, Brian Butler, Justin Roggero, Lynn Knopf, Jeff Marcinkowski, Brent Brower, Carlet Mitenbuler

ABSENT: Mark Beegle, Mike Holman

ALSO PRESENT: Zoning Administrator Michael Baker, ZBA members Judy Marcinkowski and Cindy Campeau, and Five (5) interested parties plus Three (3) attending via Zoom.

CALL TO ORDER: Supervisor Marcinkowski called the meeting to order at 6:01 p.m.

DISCUSSION:

Chairperson Warner explained this meeting is to discuss the upcoming 5-year Master Plan. He advised there is no new census data to consider as the next census is in 2030. He explained the Township received a grant to fund the writing of a new Master Plan and has hired Williams & Works to facilitate the writing.

Supervisor Marcinkowski elaborated that the Township received a \$50,000 grant from MSHDA for the Master Plan rewrite and advised there will be many public hearings during the rewrite process for the public to make their voices heard.

Commissioner Butler asked if a member from Williams & Works would be present this evening. It was expected that someone would be here but she did not attend.

Commissioner Knopf brought up changes that need to be made to the "Watersheds" section on page 16.

Trustee VanOosterhout inquired if there will be a live version of the Master Plan as it is being updated so the various boards and/or the public can see it as it is being updated. Chairperson Warner advised he would discuss with Williams & Works how they would have drafts available. Commissioner Butler and Commissioner Lundell elaborated that the new Master Plan would look nothing like the existing Master Plan and should have more maps and photos throughout.

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Trustee VanOosterhout inquired if the Master Plan will be more of a visionary document or more of the status of the Township in present time. Chairperson Warner advised it will be more of a vision of where the Township is heading and should be a tool for boards, developers, residents, etc. to use.

Commissioner Knopf inquired about timing of the public survey, Chairperson Warner stated Williams & Works advised they hope to start the survey this winter, and the final Master Plan will take approximately a year to complete so the answers to the survey should be available to be included.

Chairperson Warner explained the Township is required to review and amend or rewrite the Master Plan every 5 years and it will be used as a roadmap for future land use decision making. He stated a major focus will be what is listed under "Summary, Conclusions & Recommendations" to establish the desired direction of the Township's Master Plan.

Commissioners Lundell and Butler discussed the options of online versus mailed surveys. Commissioner Butler brought up ways to accumulate email addresses and public awareness ahead of the surveys going out and public hearings to encourage as much public engagement as possible. Suggested posting more information on Facebook. Supervisor Marcinkowski suggested sending a mailer out to residents to advise of the future steps and encourage online engagement.

Chairperson Warner went through the sections of the existing Master Plan and offered brief explanations of each section.

Supervisor Marcinowski suggested each Board/Commission member goes through the current Master Plan and makes notes and suggestions.

Chairperson Warner advised there will be a Steering Committee that has a representative from each Board/Commission.

Commissioner Lundell stated the timeline from Williams & Works is 12-18 months and expressed her desire to have it done by the end of 2026.

Commissioner Campeau expressed the concern that the census data is inaccurate due to it being completed in 2020 during COVID. Inquired if Williams & Works can acquire more accurate information to utilize until the next census. Trustee VanOosterhout advised the census publishes updated estimates each year.

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Commissioner Knopf asked about the different workshops/events that will be available to the public. Chairperson Warner advised the Planning Commission is trying to get as many opportunities for the public to be involved as possible.

Supervisor Marcinkowski advised the letters for Intent to Plan went out today.

Commissioner Butler asked about another meeting with all of the Boards/Commissions with the representative from Williams & Works present. General discussion about timing and agreement that should be held as soon as possible. Supervisor Marcinkowski will reach out to Williams & Works to discuss scheduling.

Trustee VanOosterhout asked how often the Planning Commission uses the Master Plan when considering their decision making. He encouraged reconciling our ordinances to match what is stated in the Master Plan. Discussed zoning ordinances that don't line up with the Master Plan. Commissioner Butler advised the Planning Commission talked to Williams & Works about helping align the ordinances and the plan. Zoning Admin Baker advised the Master Plan is future planning, the ordinances are the current plans, so they are not necessarily meant to line up exactly. Commissioner Lundell stated once the Master Plan is updated, the Planning Commission should be working on updating ordinances to move closer to lining up with the Master Plan.

Trustee VanOosterhout brought up single property zoning districts and what happens if the property owner sells, gave the example of Michigan's Adventure and another property in Muskegon that went through development and zoning issues after a similar scenario. Chairperson Warner advised the Planning Commission tries not to establish districts with only one property. Commissioner Knopf brought up a similar example from another state. Chairperson Warner advised if we were to do any potential rezoning, it would be beneficial to work with Dalton Township to coordinate plans.

Commissioner Butler spoke about his concern about the Master Plan stating the encouragement of natural land, agricultural, etc. but the zoning ordinances being too restrictive to allow that to happen. Chairperson Warner stated the Planning Commission has made it clear to Williams & Works the desire to have the Master Plan and ordinances to line up better.

Supervisor Marcinkowski advised he will get the date for the next meeting out as soon as possible.

PUBLIC COMMENT:

Taylor- 4330 Duck Lake Road- Expressed her desire to see more focus on natural and agricultural opportunities, specifically the definition of and opportunities for hobby farms.

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Tyler Grove- 5370 McMillan Rd- Asked how we can enforce ordinances regarding people riding dirt bikes in Duck Creek Natural Area. Recommended putting Private Property signs on the trail near where it goes from public to private property.

Nick- Commented Via Zoom

ADJOURNMENT:

Motion by Clerk Steffes, second by Commissioner Lundell,
ADOPTED, to adjourn the July 14, 2025 Work Session of the
Township of Fruitland at 7:27PM.

No Objection- **Motion Carried**

Respectfully Submitted,

Alexa Steffes, Clerk
Township of Fruitland